

LOWER PAXTON TOWNSHIP
BOARD OF SUPERVISORS

Minutes of Business Meeting held April 18, 2006

A regular business meeting of the Lower Paxton Township Board of Supervisors was called to order at 7:48 p.m. by Chairman William B. Hawk on the above date in the Lower Paxton Township Municipal Center, 425 Prince Street, Harrisburg, Pennsylvania.

Supervisors present in addition to Mr. Hawk were William C. Seeds, Sr., William Hornung, and David B. Blain.

Also in attendance were George Wolfe, Township Manager; Steve Stine, Township Solicitor; Dianne Moran, Planning and Zoning Officer; Mr. John Carty, Brinjac Engineering; and Mr. Jeff Staub, Dauphin Engineering;

Pledge of Allegiance

Mr. Hawk suspended the recitation of the Pledge of Allegiance.

Approval of Minutes

Mr. Blain made a motion to approve the minutes of the February 21, 2006 business meeting. Mr. Hornung seconded the motion, and a unanimous vote followed.

Public Comment

Mr. Steve Johnson, 6705 Conway Road, stated that he wanted to make the Board members aware of the problems that are occurring at the Township's compost site. He noted that he is in favor of having a composting site since it is beneficial to the environment. He explained that he moved into his residence approximately 11 years ago, and at that time, he was told that the closed facility would never be reopened for dumping. He noted that there was a consideration, at that time, to turn the land into a golf course. Therefore, based on this information, he purchased his home. He noted that a number of years later, it was decided to open the land for a compost site, and he was told that it would be open to Lower Paxton

Township residents only. He explained that he was speaking on behalf of many of the neighbors who could not attend the meeting tonight. He noted that the increased traffic is ten-fold from what it initially was, and there are trucks coming from other Townships, and the West Shore, to dump and pick up the waste. He noted that the traffic would be more controllable if it was only made up of Township residents. He noted that the biggest issue at this time is the dust generated by the traffic. He stated that his children have asthma, and he is forced to keep his windows closed. He noted that it is impossible to hang wash outside, and the cars are constantly covered with a layer of dust. He reported that his property is 50 feet from the landfill, and there is a dirt road that runs along the fence. When the trucks use the road, the dust is so heavy that it blocks out the sun. He noted that his children must run for cover into the house. He stated that the conditions are very dry, and it is getting worse. He explained that the trucks were coming into the landfill at two-thirty in the morning, and the road is very bumpy and the noise from the trucks scares his children. He reported that he called the police, and they chased the perpetrators from the site, but they came back again, and once again he called the Township, but he thinks that this issue has been resolved. He noted that there are large tractor-trailer trucks, which load up the leaf waste material, that cause the noise and dust.

Mr. Johnson noted that, early in the process, the licenses were checked for the drivers who were dumping materials at the site, but this has ceased to happen. He noted that yard companies are dumping their yard waste at the site. He stated that the growing truck traffic is very heavy, and he suggested that someone might be making a profit from this business. He noted that the site should be moved, or a sound barrier should be installed. He noted that the amount of rodents and insects has increased, and a neighbor recently found a large black snake at his home. He noted that the area is infested with large black flies, and he questioned what could be done to clean up the area, police the area, and turn it back to Township resident use only.

Mr. Seeds questioned how far Mr. Johnson lived from the road that goes into the facility. Mr. Johnson answered that there is a road that commercial trucks use that is to the rear of his property. He noted that the road is not paved and is used heavily. He noted that the trucks use it in the early morning hours too. He stated that this is used by the trucks that remove the waste material, and that the trucks turn off their lights, and run very slow, and that a front-end loader is used to fill the trucks. He noted that currently, the trucks are coming in at the hours of 7 a.m. He stated that there is another entrance along Conway Road that is adjacent to Mr. Sims home. He noted that Mr. Sims was unable to attend the meeting tonight.

Mr. Seeds questioned why people would be using the rear road to the property. He noted that there are no controls to check who is using the facility. He stated that there are many issues that the Board needs to look into, and it does not help that there has been a lack of rain.

Mr. Hawk questioned why trucks were coming in at the early hours of the morning. Mr. Johnson answered that he had been in contact with Mr. Robbins from the Public Works Department, and Mr. Robbins is taking a more active role in trying to solve the problems. He noted that he was told that the trucks are not allowed to start before 7 a.m., but they usually show up before 7 a.m. Mr. Seeds noted that the gate is locked at 5 p.m. Mr. Johnson explained that the trucks come into the compost facility by the playground. Mr. Johnson noted that the trucks have the name of Bio-Solids on the side of the truck. Mr. Wolfe explained that this is the company that removes the compost waste from the facility, free of charge.

Mr. Seeds questioned if they would be using the dirt road. Mr. Wolfe answered that this was news to him. He noted that Mr. Robbins was to spray the road with liquid calcium to keep down the dust, and he thought that this had been completed, but apparently it was not. He stated that he would look into the company's use of the dirt road.

Mr. Seeds suggested that everyone should be made to use the main entrance from Conway Road. Mr. Johnson noted that they are large dump trucks. Mr. Blain suggested that the large trucks might not be able to make the turn into the main entrance. Mr. Seeds noted that many landscapers do business for people in the Township, and they may be dumping at the compost site. He noted that if many outsiders are using the site, then something must be done to stop this. Mr. Wolfe noted that West Hanover Township is allowed to dump in bulk, but not as individuals. Mr. Hawk explained that there are corrective measures that the Board members can take to fix these problems. Mr. Johnson noted that sometimes the neighbors can't get out of their driveways because vehicles blocks their driveways.

Mr. Seeds noted that the Township is mandated by Department of Environmental Protection (DEP) to have a program like this, and this was the logical place to locate it. Mr. Johnson told him that DEP told him that as long as it is not a nuisance; the Township could operate the facility. He suggested that the operations could be moved further away from the homes.

Mr. Hornung noted that this should be added to the road tour on May 9, 2006.

Mr. Tim Moon explained that he helps Mr. Bill Miller, who lives at 6713 Conway Road. He noted that every time he goes to Mr. Miller's home, he must wash his car after he leaves. He noted that he must steam clean the exterior of Mr. Miller's home due to all the dust. He stated that it appears that the truck drivers deliberately try to create a wall of dust when he and Mr. Miller are sitting outside. He noted that Mr. Miller only has one leg and is unable to do many things for himself. Mr. Hawk noted that he would have Mr. Robbins spray the road with liquid calcium to keep the dust down. He noted that the trucking companies would be instructed to use the front gate and not the side gate.

Mr. Lyndon Cuthbertson, 1005 Seemore Drive, suggested that an addition could be made to the signage listing the hours of operations and when the facility is open during the year. He noted that people come throughout the year, drop debris on the roads, and pile leaves outside the fence. He noted that he knows someone who lives in Dauphin that uses the facility. He noted that he has observed a truck with the name Laverty and Company from Lemoyne, dumping at the site on a Saturday when the facility was closed. He suggested that it would be good to list what months the facility is open.

Mr. Bill Miller, 6713 Conway Road, noted that his problem is that he has emphysema. He noted that the dust is very bad and he is unable to sit outside his home. He explained that he needs to wash his windows every two weeks. He suggested if a paved road were installed, it would cut down on the dust. He noted that the trucks roll in around 5 a.m.

Mr. Johnson's son noted that, he and his brother are unable to use the tree house that is located to the rear of his property. He noted that he is unable to have his friends over to play. Mr. Blain noted that the Township staff would look into these issues right away.

Chairman and Board Member's Comments

Mr. Blain noted that a colleague of his that he works with, Aaron Boire, informed him that his volleyball team won the Lower Paxton Township Recreation Volleyball Championship on Monday night. He noted that he wanted to congratulate the team for winning the championship.

Manager's Report

Mr. Wolfe noted that the Pennsylvania Department of Environmental Protection, in cooperation with Penn State Cooperative Extension, are teaming up to offer local residents a composting workshop and free backyard composting bins. He noted that residents would not have to travel to sites like Lower Paxton Township, but be able to compost their leaf waste

materials in their own backyards. He noted that most organic waste could be used to start a home compost pile. He noted that the final product could be used as a nutrient for lawns and gardens. He explained that 21% of household waste is organic. He noted that the workshops would be held at the Dauphin County Extension Office on Peters Mountain Road on Thursday, May 4, 2006, from 9 a.m. to 11 a.m., and the evening workshop will run from 7 p.m. to 9 p.m. He noted that pre-registration is required and the phone number to call is 921-8803.

Mr. Wolfe noted that the Koons Pool Board is still in need of volunteers to keep the pool operating for the upcoming summer season. Individuals who are interested in helping can contact Randy or Vicki Koppenheffer at 657-1438.

Mr. Wolfe noted that Dauphin County Solid Waste Management Authority would offer an electronic recycling and collection day at Harrisburg Area Community College on May 20, 2006, from 9 a.m. to 1 p.m. He noted that the program would accept all electronic equipment.

Mr. Cuthbertson questioned how he could get information for the items just mentioned by Mr. Wolfe. Mr. Wolfe answered that some items are included in the Township Newsletter and other information could be obtained by calling the Township's office, Monday through Friday, from 8 a.m. to 5 p.m.

Old Business

Resolution 2006-14; Investment Policy standard operating procedure for the Finance Department

Mr. Blain explained that the Audit Committee prepared the Resolution in order to adopt a standard policy and procedure for how investments would be handled for the Township. He noted that the Committee is attempting to come into compliance with the Sarbanes-Oxley guidelines for Township operations policies. He noted that the investment policy outlines how staff would handle investments for short-term or long-term investments. He noted that the Audit Committee recommends that the Finance Director be permitted to make short-term investments,

but long-term (two years or greater) investments would need the Board of Supervisors approval. He noted the other issue concerns the fund balance and reserving a portion of the Township's fund balance for emergency operations. He noted that it is recommended that 25% of the fund balance would be held for emergency operations in the event of a disaster or slow payments of tax receipts. He noted that the Audit Committee wanted to bring this to the attention of the Board of Supervisors to seek their approval.

Mr. Hornung explained that this is not a requirement, but the Township is being proactive in an attempt to ensure that the Township is fiscally responsible, and to ensure for the checks and balances for the misappropriation of funds. He noted that he wanted to commend the members of the Audit Committee for their hard work.

Mr. Blain made a motion to approve the Resolution 2006-14; the investment policy standard operating procedure for the Finance Department. Mr. Seeds seconded the motion and a roll call vote followed: Mr. Blain, aye; Mr. Hornung, aye; Mr. Seeds, aye; and Mr. Hawk, aye.

New Business

Grant agreement between the Township and the PA Urban and Community Forestry Council

Mr. Hawk noted that the Department of Agriculture has set up an urban tree planting initiative, and the Township has received a grant of \$10,000.00. Mr. Wolfe noted that the Shade Tree Commission submitted the application and will provide in-kind services to match the grant in the planting and maintenance of trees. Mr. Hawk noted that the Shade Tree Commission had planted hundreds of trees over the years through programs like this.

Mr. Hornung noted that the Township has been the recipient of many awards for being a Tree City. Mr. Seeds noted that, recently, he and his wife had the opportunity to view the Shade Trees Commissions fine work by viewing the flowering cherry trees on Colonial Road extended.

He noted that the trees were absolutely beautiful. He thanked the Shade Tree Commission for their help in beautifying the Township.

Mr. Seeds made a motion to approve the grant application with the Pennsylvania Urban and Community Forestry Council. Mr. Blain seconded the motion and a unanimous voice vote followed.

Action on Bids for maintenance and emergency repairs to the sanitary sewer system

Mr. Wolfe noted that the Township received only one bid for the emergency repair contract, from Rogele Incorporated, in the amount of \$171,065.00. He noted that the bid was reviewed by CET Engineers and found to be acceptable. He noted that CET has bid this similar contract for other municipalities and only one bid was submitted. He noted that there are not many contractors who perform emergency repairs to sanitary sewer systems.

Mr. Wolfe noted that it is staff's recommendation to award the contract to Rogele Incorporated for maintenance and emergency repairs in the amount of \$171,065.00.

Mr. Hawk noted that CET Engineering was very close to the estimate for the bid.

Mr. Blain made a motion to approve the maintenance and emergency repairs waste waster collection system bid to Rogele Incorporated in the amount of \$171,065.00. Mr. Seeds seconded the motion and a voice vote followed: Mr. Blain, aye; Mr. Hornung, aye; Mr. Seeds, aye; and Mr. Hawk, aye.

Preliminary/final land development plan for Central Dauphin East Middle School

Ms. Moran explained that the Township had received a plan for improvements to the existing Central Dauphin East Middle School. The school is located on the northern side of Union Deposit Road, and is located to the west of the Central Dauphin East High School.

Ms. Moran noted that improvements to the school include three building additions totaling 21,692 square feet. These additions include; a cafeteria expansion, two classrooms, and

natatorium. A 30-space parking lot is also proposed as part of the improvements. The property is zoned R-1, Low Density Residential District, and contains 105.4 acres. The property is served by public sewer and public water.

Ms. Moran noted that on January 25, 2006, the Planning Commission recommended approval of this plan and a waiver for the plan sheet size requirements. Ms. Moran noted that, in addition to the one waiver, the following is a listing of the site specific comments; general conditions, and staff comments: 1) The main entrances, exits and parking areas of all parking lots of fifteen spaces or more shall be lighted. Light standards shall be protected from vehicular traffic by curbing or landscaping; 2) Plan approval shall be subject to providing original seals and signatures; 3) Plan approval shall be subject to the payment of engineering review fees; 4) Plan approval shall be subject to the establishment of an automatically renewable improvement guarantee for the proposed site improvements; 5) Plan approval shall be subject to the Dauphin County Conservation District's review of the Erosion and Sedimentation Control Plan; 6) Plan approval shall be subject to DEP's approval of a sewage facilities planning module; 7) Plan approval shall be subject to PENNDOT's review and approval of a Highway Occupancy Permit; 8) Plan approval shall be subject to Lower Paxton Township Sewer Department's review and approval of the sanitary sewer design; 9) Plan approval shall be subject to addressing all comments of HRG, Inc.; 10) All signage must meet the requirements of the Lower Paxton Township Zoning Ordinance; and 11) A street/storm sewer construction permit is required for construction of storm water facilities.

Ms. Moran noted that Mr. John Carty, of Brinjac Engineering, was present to represent the plan.

Mr. Seeds questioned if the improvements were on the east end of the building near the tennis courts. Mr. Blain noted that the basketball courts would be torn out, and it was located at the east end of the building.

Mr. Seeds questioned if there should be a waiver of the preliminary plan requirement. Ms. Moran noted that this would need to be added to the waiver requests.

Mr. Blain questioned if Mr. Carty had any comments, and if he was in agreement with all comments provided by staff. Mr. Carty answered that he was in agreement to the waivers, site-specific comments, staff comments and general conditions.

Mr. Blain questioned if a pool was planned for the addition. Mr. Carty noted that a six-lane Olympic-size competition pool was planned with a separate diving area. He noted that the natatorium would seat 216 people.

Mr. Seeds questioned if additional parking was planned for the site. Mr. Carty answered that an additional 38 parking spaces are proposed for the natatorium, and additional parking would be lined in areas that are not currently marked. He noted that 87 additional spaces are proposed. He noted that the parking requirement for the 216 seats would be 54 spaces.

Mr. Seeds noted that the natatorium is a controversial item, and he explained that the natatorium meets the Township's requirements, and passage of the plan does not mean that the Board members endorse the pool.

Mr. Seeds noted that there is the additional waiver for the preliminary plan.

Mr. Hornung noted that at the natatorium entrance, the parking spaces are drive-in and sometimes it is difficult to back out of the spaces. He noted that this may be a problem, and he questioned if there are guidelines for this. He noted that this is similar to the parking and driving lanes for Blockbuster Video at the Colonial Commons.. He noted that this might not be a heavy traffic area.

Mr. Seeds noted that when the Friendship Community Center was built, the natatorium was required to be sprinkled. Mr. Carty noted that part of the project is to upgrade the entire school, and a new fire sprinkler service will be provided for the entire building. Mr. Seeds questioned if the Central Dauphin East High School had sprinklers. Mr. Blain answered that it does. Mr. Carty noted that all four middle schools would have sprinkler systems installed.

Mr. Carty questioned if the waiver for the preliminary plan could be granted this evening. Mr. Blain answered that it could.

Mr. Blain made a motion to approve the preliminary/final land development plan 2005-47, for the Central Dauphin East Middle School with the following waiver requests: 1) Waiver of the plan sheet size requirement; 2) Wavier of the preliminary plan requirement; 3) The main entrances, exits and parking areas of all parking lots of fifteen spaces or more shall be lighted. Light standards shall be protected from vehicular traffic by curbing or landscaping; 4) Plan approval shall be subject to providing original seals and signatures; 4) Plan approval shall be subject to the payment of engineering review fees; 6) Plan approval shall be subject to the establishment of an automatically renewable improvement guarantee for the proposed site improvements; 7) Plan approval shall be subject to the Dauphin County Conservation District's review of the Erosion and Sedimentation Control Plan; 8) Plan approval shall be subject to DEP's approval of a sewage facilities planning module; 9) Plan approval shall be subject to PENNDOT's review and approval of a Highway Occupancy Permit; 10) Plan approval shall be subject to Lower Paxton Township Sewer Department's review and approval of the sanitary sewer design; 11) Plan approval shall be subject to addressing all comments of HRG, Inc.; 12) All signage must meet the requirements of the Lower Paxton Township Zoning Ordinance; and 13) A street/storm sewer construction permit is required for construction of storm water facilities.

Mr. Seeds seconded the motion, and a voice vote followed: Mr. Blain, aye; Mr. Hornung, aye; Mr. Seeds, aye; and Mr. Hawk, aye.

Preliminary/final subdivision plan for Arletta Suhr

Ms. Moran explained that the purpose of the plan is to combine four existing lots into one parcel. The tract, consisting of 0.4894 acres, is zoned C-1, General Commercial District, and is located at 107 South Johnson Street. Public sewer and private well will serve the site.

Ms. Moran noted that on March 8, 2006, the Planning Commission recommended approval of the plan subject to addressing the review comments. The Commission also recommended approval of the requested waivers, and the applicant has withdrawn waiver number six, which is the requirement to provide two permanent concrete monuments. The applicant has requested approval of the following waiver requests, and general conditions; 1) Waiver of the preliminary plan requirement; 2) Waiver of the sidewalk and curb requirement along the frontage of South Johnson Street; 3) Waiver of the requirement to provide a storm water management plan; 4) Waiver of the requirement to provide an Erosion and Sedimentation Control Plan; 5) Waiver of the requirement to provide road widening along the frontage of South Johnson Street; 6) Waiver of the requirement to provide a detailed hydrogeological study; and 7) Plan approval shall be subject to providing original seals and signatures on the plan.

Mr. Jeff Staub of Dauphin Engineering was present to represent the plan.

Mr. Seeds questioned if there was any development for the land at this time. Mr. Staub answered that Mrs. Suhr owns the four parcels, and would like to combine them into a single parcel. He noted that the property is zoned commercial and she has no intention to develop it as such. He noted that she needs to do this to build a shed in her backyard. He noted that she was

unable to build a shed since it would be located on an unapproved lot. He noted that the parcels combined are less than one half acre.

Mr. Seeds noted that there was a drainage pipe in the front, and it seems to go to the drain system on the opposite side of the road. He noted that there are sidewalks and curbing located at the office site.

Mr. Blain made a motion to approve the preliminary/final subdivision plan for Arletta Suhr 2006-08 with the following waiver requests, and general conditions; 1) Waiver of the preliminary plan requirement; 2) Waiver of the sidewalk and curb requirement along the frontage of South Johnson Street; 3) Waiver of the requirement to provide a storm water management plan; 4) Waiver of the requirement to provide an Erosion and Sedimentation Control Plan; 5) Waiver of the requirement to provide road widening along the frontage of South Johnson Street; 6) Waiver of the requirement to provide a detailed hydrogeological study; and 7) Plan approval shall be subject to providing original seals and signatures on the plan.

Mr. Hornung seconded the motion and a voice vote followed: Mr. Blain, aye; Mr. Hornung, aye; Mr. Seeds, aye; and Mr. Hawk, aye.

Preliminary/final subdivision and land development plan for Additions and Alterations to Hartman Motors, 6060 Allentown Boulevard

Ms. Moran noted that the purpose of this plan is to combine the five existing lots into one single parcel. This will permit the construction of a new Toyota showroom and service facility, additions and alterations to the main building, and an addition to the carwash/paint shop building. Curb and sidewalk installation is proposed along the frontage of Allentown Boulevard, and extending to the east, on a portion of North Mountain Road. Newly paved off-street parking facility areas are also proposed.

Ms. Moran explained that the property is located at the northwest corner of the intersection of Allentown Boulevard and North Mountain Road. The property consists of 6.815

acres, and is served by public sewer and private on-lot well. The property is zoned C-1, General Commercial District.

Ms. Moran noted that Hartman Motorcars was granted a Conditional Use Permit #2005-03, for the expansion of the new and used car lot on August 16, 2005. The Zoning Hearing Board granted a variance for front yard setback requirements in conjunction with a proposed addition on May 26, 2005. The Planning Commission reviewed the plan on March 8, 2006, and recommended approval of the plan and the three waivers.

Ms. Moran noted that the applicant has requested the following waivers, general conditions and staff comments: 1) Waiver of the preliminary plan requirement; 2) Waiver of the curb requirement along the frontage of a portion of North Arlene Street, and a portion of North Mountain Road; 3) Waiver of the sidewalk requirement along the frontages of North Arlene Street, and a portion of North Mountain Road; 4) Plan approval shall be subject to providing original seals and signatures; 5) Plan approval shall be subject to the payment of the engineering review fees; 6) Plan approval shall be subject to the establishment of an improvement guarantee for the proposed site improvements; 7) Plan approval shall be subject to the Dauphin County Conservation District's review of the Erosion and Sedimentation Control Plan; 8) Plan approval shall be subject to PENNDOT's review and approval of a Highway Occupancy Permit; 9) Plan approval shall be subject to Lower Paxton Township Sewer Department's review and approval of sanitary sewer design; 10) Plan approval shall be subject to DEP's approval of a sewage facilities planning module; 11) Plan approval shall be subject to addressing the comments of Dawood Engineering; 12) The new building addition will be required to have fire protection as per township requirements; 13) All signage must meet the requirements of the Lower Paxton Township Zoning Ordinance; and 14) A street/storm sewer construction permit is required for construction of street and storm water facilities.

Ms. Moran noted that Mr. Staub from Dauphin Engineering was present to represent the plan.

Mr. Staub explained that Mr. Hartman was proposing some major revisions to the corner of Mountain Road and Allentown Boulevard. He noted that the original plan was to make a large addition to the existing showroom and service facility. He noted that the current plan calls for a separate, freestanding Toyota showroom and service facility at the corner. He noted that he would be making major alterations to the existing buildings to meet Chrysler's requirements. He noted that a 5,000 square foot addition would be added to the body shop that is located off of North Arlene Street. He stated that the remaining improvements deal with providing curbs and sidewalks along the frontages, and completely redoing the off-street parking areas and car display areas. He noted that major regrading and landscaping would be completed. He explained that Mr. Hartman must come in compliance with Toyota's requirements for a new car dealership.

Mr. Seeds questioned if Mr. Hartman owned the former Cassell's Paving building. He questioned if the building would be torn down. Mr. Staub answered that half of the building would be torn down. He noted that the building is used as a frame straightening facility.

Mr. Seeds noted that there is a waiver request from curbing for North Arlene Street, and questioned if that would be at the north end of Arlene Street. Mr. Staub noted that it would be for the area north of the driveway, near the body shop and car wash. He noted that there is one house located in the area, as well as access to Holy Name of Jesus Church. Mr. Seeds noted that there is a stone area in that location. Mr. Staub explained that Mr. Hartman stoned the area, at the request of the property owner, to keep water off of her yard.

Mr. Seeds questioned if the existing entrance/exit on North Mountain Road would remain at the same location. Mr. Staub noted that it would remain a right-in/ right-out road, but the slope

would be changed to a downward grade. Mr. Seeds noted that there was a waiver for sidewalks on North Mountain Road, and he thought it was because of the steep bank. He noted that the bank would be removed, and he questioned why there was a request for the waiver for sidewalks. Mr. Staub answered that there would be a sidewalk along Allentown Boulevard, up to a point mid-way through the ramp, to put a handicap ramp to lead to the island. He noted that the proposed sidewalk is what is consistent for what was proposed for the Vissago's land development plan. Mr. Seeds noted that no one would be traveling north on North Mountain since the land butts the I-81 ramp. Mr. Staub noted that the bank would be removed on North Mountain road up to the ramp. Mr. Seeds noted that it would look a lot nicer than it does now. Mr. Staub noted that there would be green areas and trees.

Mr. Staub noted that the used car display area along the ramp is elevated, and it will be removed. He noted that the parking is in the right-of-way. He noted that the lights and signs would be removed, and the area will be regraded. He requested a lease for the encroachment from PENNDOT, but PENNDOT does not do this.

Mr. Blain questioned Mr. Staub if he was in agreement with the waivers and comments. Mr. Staub answered that he was.

Mr. Blain made a motion to approve the preliminary/final subdivision and land development plans 2005-17, for additions and alterations to the Harrisburg Toyota/Chrysler Jeep Hartman Motorcars, 6060 Allentown Boulevard, with the following waivers, general conditions and staff comments: 1) Waiver of the preliminary plan requirement; 2) Waiver of the curb requirement along the frontage of a portion of North Arlene Street and a portion of North Mountain Road; 3) Waiver of the sidewalk requirement along the frontages of North Arlene Street and a portion of North Mountain Road; 4) Plan approval shall be subject to providing original seals and signatures; 5) Plan approval shall be subject to the payment of the engineering

review fees; 6) Plan approval shall be subject to the establishment of an improvement guarantee for the proposed site improvements; 7) Plan approval shall be subject to the Dauphin County Conservation District's review of the Erosion and Sedimentation Control Plan; 8) Plan approval shall be subject to PENNDOT's review and approval of a Highway Occupancy Permit; 9) Plan approval shall be subject to Lower Paxton Township Sewer Department's review and approval of sanitary sewer design; 10) Plan approval shall be subject to DEP's approval of a sewage facilities planning module; 11) Plan approval shall be subject to addressing the comments of Dawood Engineering; 12) The new building addition will be required to have fire protection as per township requirements; 13) All signage must meet the requirements of the Lower Paxton Township Zoning Ordinance; and 14) A street/storm sewer construction permit is required for construction of street and storm water facilities.

Mr. Hawk seconded the motion and a voice vote followed: Mr. Blain, aye; Mr. Hornung, aye; Mr. Seeds, aye; and Mr. Hawk, aye.

IMPROVEMENT GUARANTEES

Central Dauphin East High School Alterations and Additions

An extension and increase in a letter of credit with Fulton Bank in the amount of \$2,783.00 with an expiration date of April 29, 2007.

Mr. Seeds noted that the remaining items that need to be completed for the swale basin and detention basin problems are listed. He noted that Mr. Robbins notified the Central Dauphin School District over a year ago that he was concerned that this work had not been completed. He requested Mr. Wolfe to have Mr. Robbins take another look at those issues. He noted that there could be serious problems if there was a lot of rain. He requested staff to notify the School District that they are to fix the problems.

Mr. Hornung noted that there are a few Improvement Guarantees that are around \$2,000 or \$3,000, two for the Estates of Forest Hills, and he suggested that the developers should not be granted another year to make the corrections. Mr. Seeds suggested that the School District should only be given six months to make the necessary corrections.

Mr. Staub noted that he is the engineer for the Central Dauphin School District Plan, and explained that the land development plan did not show any grades for the basin since it was shown as a wetland. He noted that no grading was able to be done, since the School District does not have a permit to grade the area, and may not be able to get one. He noted that the basin was widened to increase the volume along the wetland slot. He noted that he did not know what could be done about that. Mr. Seeds noted that water was seen pumping out of the ground. Mr. Staub answered that it may be a spring. He requested Mr. Staub to take another look at the site. Mr. Staub answered that he would talk to the architect about reseeding some of the area. Mr. Seeds suggested that Mr. Staub talk to Mr. Robbins about the unresolved issues.

Mr. Hornung noted that there are some sidewalk issues and storm water problems that need to be resolved in Forest Hills. Mr. Hawk noted that the Board members desired to change the expiration dates for Central Dauphin Middle School, Estates of Forest Hills, Phase 4-A and Phase 4-B. Mr. Hornung noted that he would prefer a six-month extension for those three Improvement Guarantees.

Estate of Forest Hills, Phase IV-A

An extension and increase in a letter of credit with Community Banks in the amount of \$3,025.00 with an expiration date of May 12, 2007.

Estate of Forest Hills, Phase IV-B

An extension and increase in a letter of credit with Community Banks in the amount of \$6,050.00 with an expiration date of May 7, 2007.

Mr. Hornung made a motion to approve the Central Dauphin East Middle School letter of credit for \$2,783.00 with a six-month extension, and the Estates of Forest Hills, Phase IV-A letter of credit for \$3,025,00 with a six-month extension, and the Estates of Forest Hills, Phase IV-B letter of credit for \$6,050.00 with a six-month extension.

Old Iron Estates, Phase IV

An extension and increase in a letter of credit with Fulton Bank in the amount of \$33,335.50 with an expiration date of April 20, 2007.

Stratford Woods, Phase III

An extension and increase in a letter of credit with Fulton Bank in the amount of \$33,746.90 with an expiration date of May 30, 2007.

Estate of Forest Hills, Phase V

An extension and increase in a letter of credit with Community Banks in the amount of \$89,128.90 with an expiration date of May 12, 2007.

Spring Creek Hollows, Phase 1 B

A new letter of credit with Deutsche Bank in the amount of \$1,160,000.00 with an expiration date of April 10, 2007.

Spring Creek Hollows, Phase 1-A

A new letter of credit with Peoples Bank in the amount of \$170,000.00 with an expiration date of April 15, 2007.

Mr. Hornung made a motion to approve the five improvement guarantees as presented. Mr. Blain seconded the motion, and a unanimous voice vote followed.

Payment of Bills

Mr. Seeds made a motion to pay the bills of Lower Paxton Township and Lower Paxton Township Authority. Mr. Blain seconded the motion, and a unanimous vote followed.

Adjournment

There being no further business, Mr. Blain made a motion to adjourn the meeting. Mr. Hawk called for a voice vote, and all members voted aye. The meeting adjourned at 8:50 p.m.

Respectfully submitted,

Maureen Heberle
Recording Secretary

Approved by:

Gary A. Crissman
Township Secretary